

# Covered Land Opportunity in Prime Beverly Hills

8925

W OLYMPIC  
BOULEVARD





EXECUTIVE SUMMARY

# *Rare* Redevelopment or Lease-Up Opportunity in the Heart of Beverly Hills

Lee & Associates – Los Angeles West is pleased to present 8925 W Olympic Blvd, a rare covered land opportunity in the heart of Beverly Hills. Located just south of the Golden Triangle and blocks from the Purple Line Extension, the offering includes a ±4,959 SF vacant retail building on a ±12,281 SF lot, recently improved with over \$1.75 million in capital upgrades.

Zoned C-3T-2 within the Mixed-Use Overlay Zone (MUOZ), the site supports multiple high-value exit strategies, including luxury mixed-use residential, medical office with retail, or a structured parking facility—each tailored to the submarket’s strong demand drivers.

For investors, developers, or owner-users, the property offers immediate functionality with long-term upside, combining location, flexibility, and entitlement potential in one of Los Angeles’ most supply-constrained and enduringly valuable investment corridors.



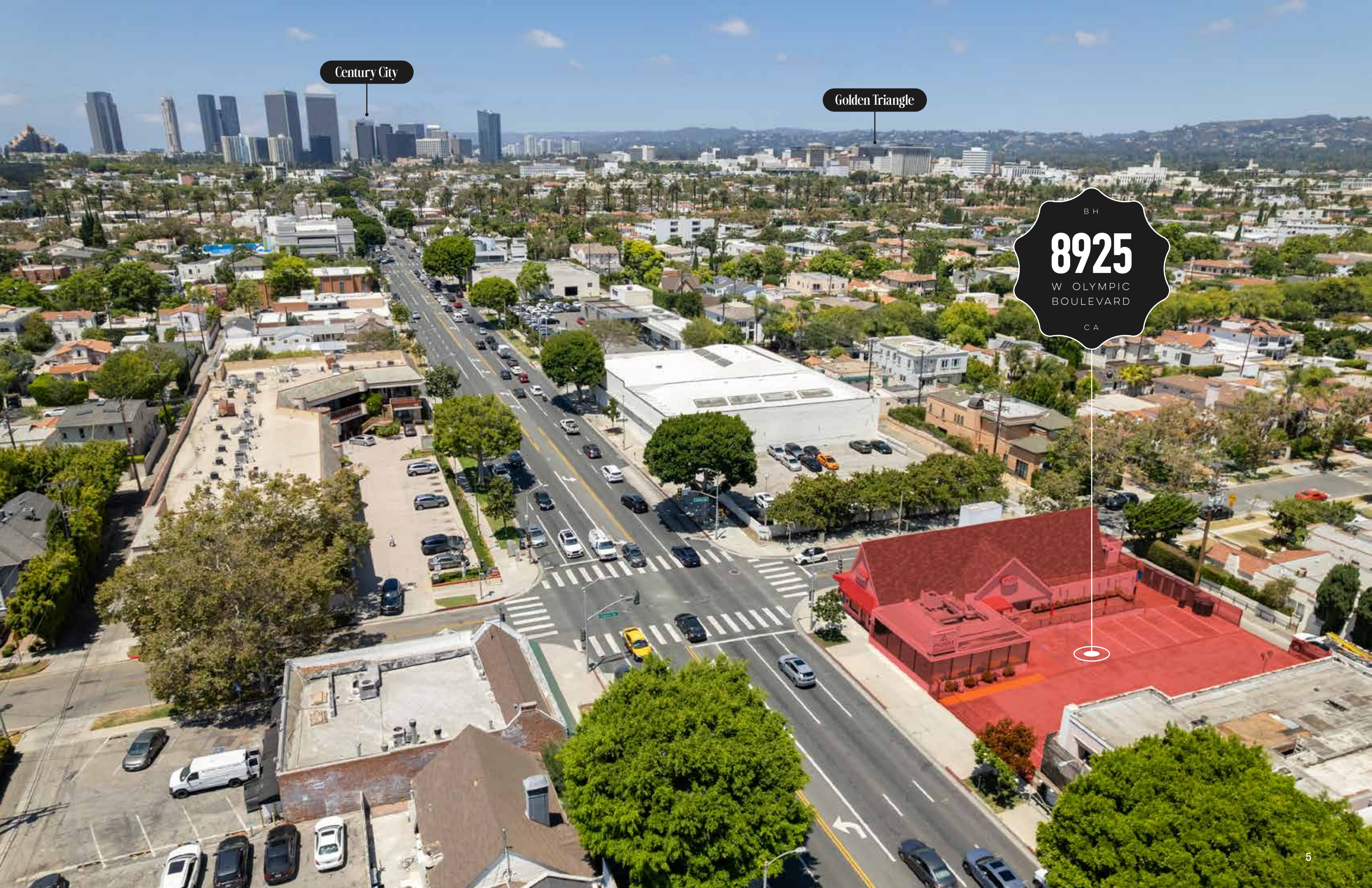
INVESTMENT HIGHLIGHTS

- **Affluent Residential Density**  
Surrounded by high-income single-family neighborhoods, driving demand for medical, retail, and lifestyle services
- **Flexible Zoning & Redevelopment Potential**  
C-3T-2 zoning with Mixed-Use Overlay allows for residential, medical, office, or structured parking by right or with minimal discretionary approvals
- **Vacant Delivery**  
Full control for immediate lease-up, owner occupancy, or entitlement
- **\$1.75M in Recent CapEx**  
Upgraded shell ready for interim tenancy or repositioning
- **Multiple Exit Strategies**  
Supports mixed-use residential, medical/retail, creative office, or high-efficiency parking structure
- **Transit-Connected**  
Just blocks from the Metro Purple Line Extension (La Cienega/ Wilshire), enhancing long-term accessibility and value

PROPERTY OVERVIEW

<b>Property Type:</b> Covered Land Value-Add Redevelopment	<b>Zoning:</b> C-3T-2 with Mixed-Use Overlay (MUOZ)
<b>Lot Size:</b> 12,281 SF (0.28 acres)	<b>FAR:</b> 2:1+ (with CUP/discretionary approval)
<b>Existing Building:</b> ±4,959 SF, delivered vacant	<b>Features:</b> Visible corner lot on Olympic Blvd Flexible interim use / pop-up retail
<b>Parking:</b> 20 striped stalls on-site (4.35/1,000 SF)	<b>Nearby Purple Line expansion</b> (2025–2027 delivery)





Century City

Golden Triangle

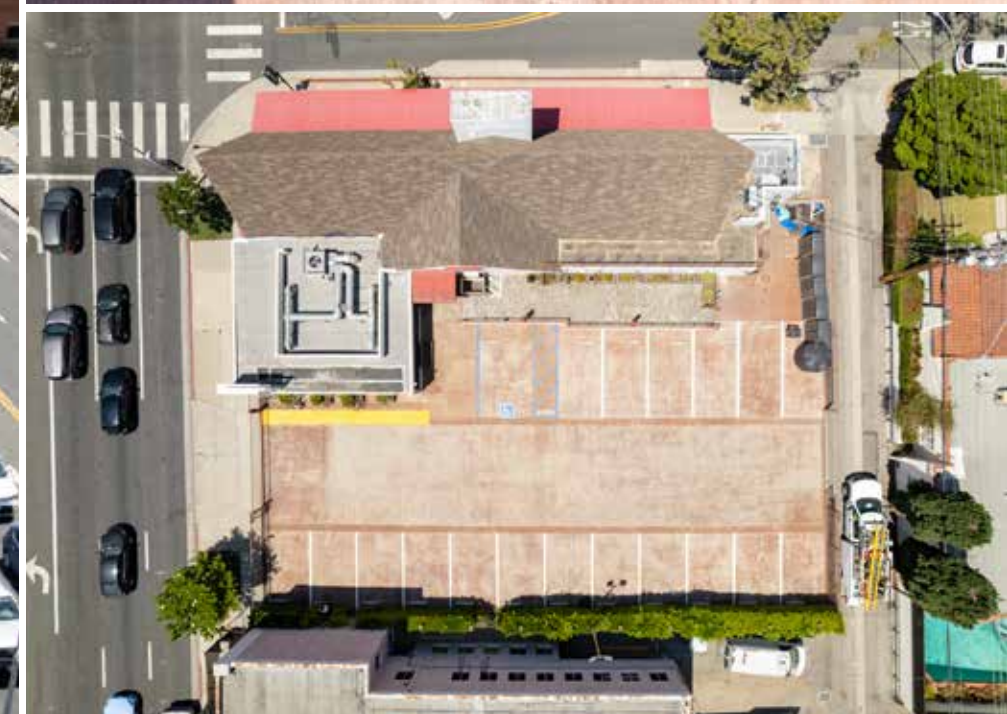
BH  
**8925**  
W OLYMPIC  
BOULEVARD  
CA





Downtown LA

BH  
**8925**  
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BOULEVARD  
CA





## MODERNIZED INFRASTRUCTURE

# Over \$1.75M invested

in comprehensive building upgrades, delivering a turn-key shell ideal for interm use or repositioning.

New roof installation

Fully upgraded Fire Life Safety systems

Modernized HVAC and make-up air system

Upgraded low-voltage infrastructure

Updated mechanical, electrical, and plumbing systems



- ✓ Stainless steel kitchen wall flashings
- ✓ New walk-in refrigerator
- ✓ Updated restaurant hood system
- ✓ 1,000-gallon grease interceptor



- ✓ All new glass windows and entry doors
- ✓ New flooring, wall coverings, and drywall throughout



- ✓ Contemporary interior finishes, lighting, and plumbing fixtures

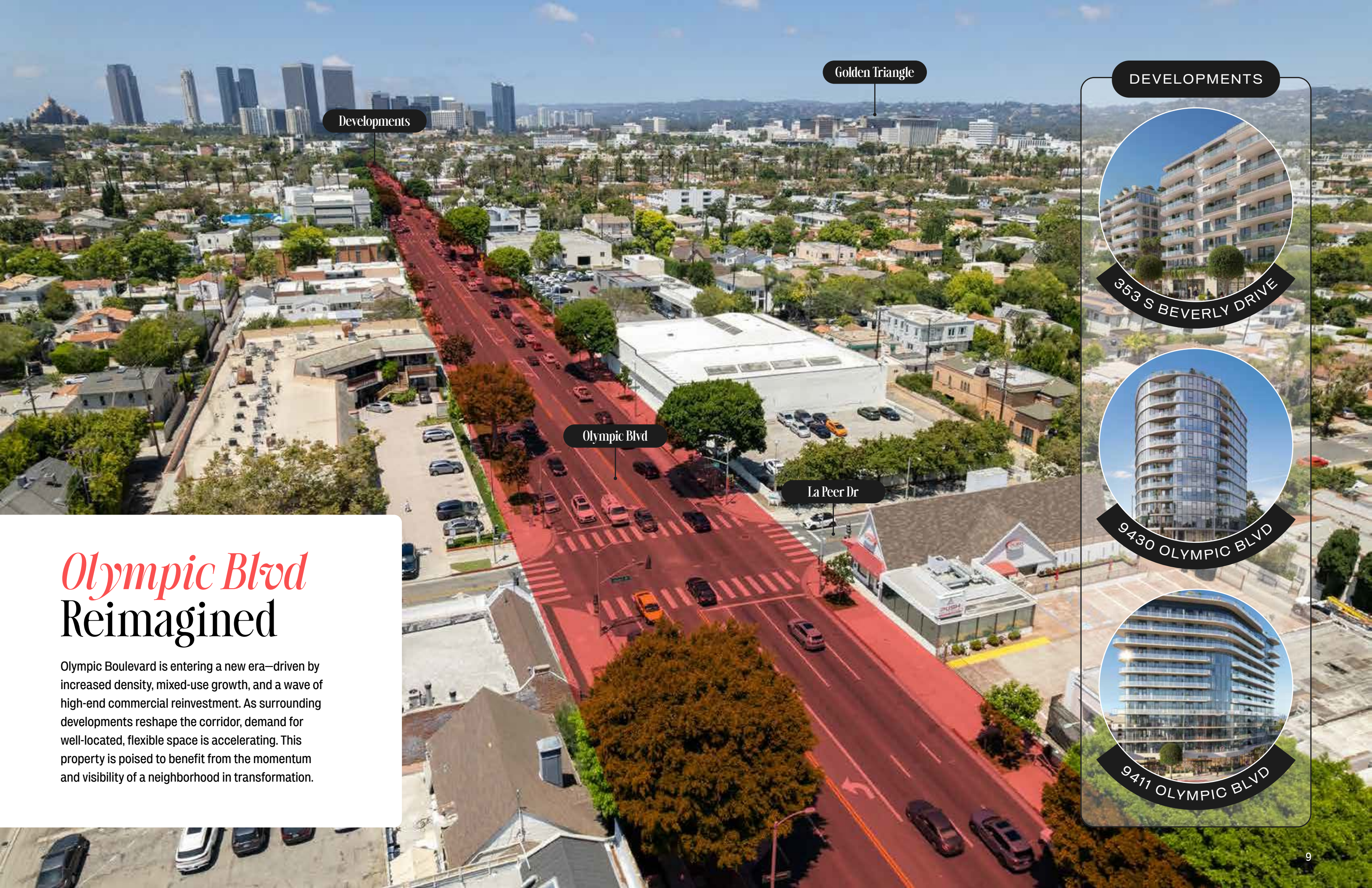


# Anchors one of Beverly Hills' *most* *dynamic corridors.*

Positioned at the nexus of healthcare, hospitality, and high-end retail, the property anchors one of Beverly Hills' most dynamic commercial corridors. Surrounded by leading medical institutions, creative offices, and luxury shopping, the location offers seamless access to both affluent residential enclaves and a dense daytime population.







Developments

Golden Triangle

Olympic Blvd

La Peer Dr

DEVELOPMENTS



353 S BEVERLY DRIVE



9430 OLYMPIC BLVD



9411 OLYMPIC BLVD

# *Olympic Blvd* Reimagined

Olympic Boulevard is entering a new era—driven by increased density, mixed-use growth, and a wave of high-end commercial reinvestment. As surrounding developments reshape the corridor, demand for well-located, flexible space is accelerating. This property is poised to benefit from the momentum and visibility of a neighborhood in transformation.



CALIFORNIA'S DEVELOPMENT TIPPING POINT:

# New Legislation Supercharges Multifamily Housing

Together, the following bills create a powerful framework for fast tracking multifamily development—up to eight stories—via ministerial, by right approvals, CEQA exemptions, and substantial density bonuses tied to affordability and labor standards. In Beverly Hills, these reforms overlay strict state housing targets, effectively constraining prior local resistance and opening pathways for more streamlined multifamily housing delivery:

## AB 2011 (2022)

By-right, CEQA-exempt housing on commercial corridors with prevailing wage labor

## SB 6 (2022)

Permits residential use on commercial land with similar labor requirements

## AB 1287 (2023)

Up to 100% stackable density bonus for projects with high moderate-income set-asides

## SB 4 (2023)

CEQA-free affordable housing allowed on faith- and college-owned land

## SB 684 + SB 1123 (2023)

Ministerial approval required for small multifamily projects within 60 days

## AB 2243 (2024)

Expands AB 2011/SB 6 to more sites and streamlines eligibility

## SB 1037 (2024)

Strengthens state enforcement against non-compliant cities

## AB 130 / SB 131 (2025)

Exempts most urban infill housing and infrastructure from CEQA review



# Highest & best uses



## LUXURY MIXED-USE RESIDENTIAL

Elegant design potential for up to 33 luxury residences over ground-floor retail. Ideal for high-end multifamily developers looking to capitalize on walkable access, transit proximity, and strong rental demand in a trophy submarket.



## MEDICAL + RETAIL HYBRID

Purpose-built for Class A medical office over vibrant retail frontage. Serves Beverly Hills' thriving healthcare ecosystem with space suited for surgical centers, concierge practices, or private medical groups, all supported by on-site parking.



## STRUCTURED PARKING FACILITY

A high-efficiency parking solution designed to serve surrounding commercial, retail, and medical demand. Fully optimized layout across subterranean and podium levels preserves long-term land value and supports future redevelopment.



DEMOGRAPHICS 1-MILE RADIUS

# The Beverly Hills Advantage

Surrounded by one of the most affluent and educated populations in the country.



POPULATION	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	DAYTIME POPULATION
24,000+	\$165,000+	\$2.5M+	45,000+
TRAFFIC VOLUME BY VEHICLES/DAY (OLYMPIC BLVD)	POPULATION THAT HOLDS A BACHELOR'S DEGREE OR HIGHER	PREMIUM OVER WEST LA RENTAL AVERAGES	NEW CONSTRUCTION PIPELINE IN BEVERLY HILLS
30,000+	65%	37%	0%



# Gateway to Capital & Culture

Positioned within the core of West Los Angeles, Beverly Hills is part of a globally recognized business ecosystem. The surrounding area supports a resilient tenant base across:



## Healthcare

Proximity to Cedars-Sinai and UCLA  
Health fuels strong demand for medical and wellness space



## Media & Entertainment

Home to major firms in production, talent, and post-production



## Professional Services

Legal, financial, and private wealth offices thrive in close proximity to clientele



## Talent & Capital

Access to top-tier labor, education, and global investment markets

As the region continues to attract capital and creative industries, flexible commercial space in Beverly Hills remains among the most supply-constrained and enduringly valuable on the West Coast.





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